

SUBDIVISION PLAT OF:  
**VISTA RIDGE ACRES  
PHASE IV**

A 35.80 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1736785, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 35.80 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1736785, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE CENTERLINE OF NORENE DRIVE FOR THE NORTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°20' W, ALONG THE EAST LINE OF LOT 9 AND THE CENTERLINE OF NORENE DRIVE, A DISTANCE OF 1,320.19 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG THE SOUTH LINE OF LOT 9, PASSING A AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORENE DRIVE, A TOTAL DISTANCE OF 1,000.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°20' E, A DISTANCE OF 635.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, A DISTANCE OF 216.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE ALONG THE ARC OF A CURVE (CURVE DATA: DELTA = 120°00'00", RADIUS = 50.00 FEET), A DISTANCE OF 104.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, A DISTANCE OF 18.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET ON THE WEST LINE OF LOT 9 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG THE WEST LINE OF LOT 9, A DISTANCE OF 635.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF LOT 9 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°40' E, ALONG THE NORTH LINE OF LOT 9, PASSING AT 1,300.19 FEET FOR THE WEST RIGHT OF WAY LINE OF NORENE DRIVE, A TOTAL DISTANCE OF 1,320.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.80 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES, RECORDED IN INSTRUMENT NUMBER 1738765, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



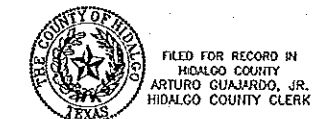
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. 16534  
DATE: 10-10-12

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



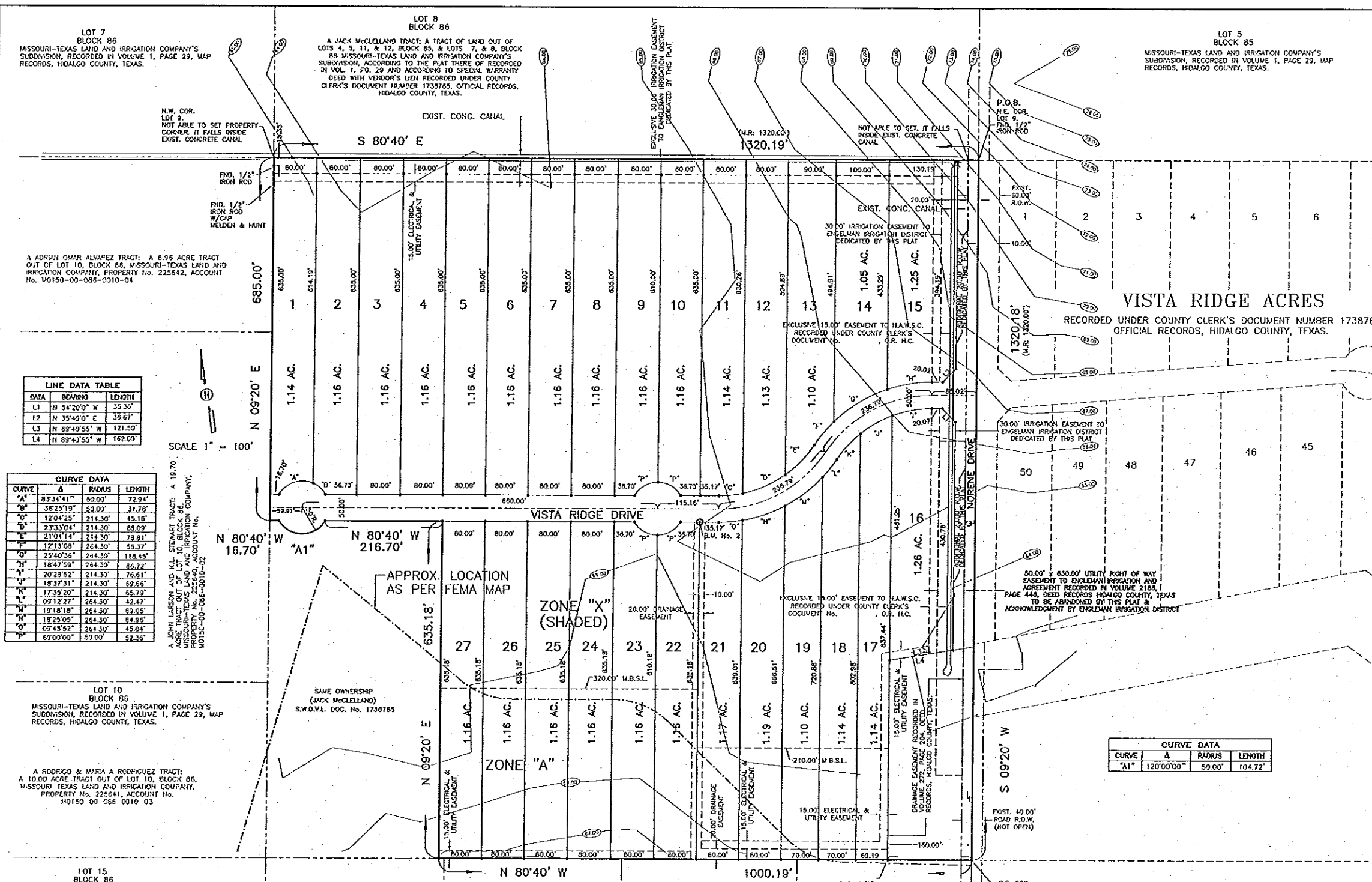
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4858  
DATE: 2-27-12



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	N 54°20'00" W	35.38'
L2	N 35°42'00" E	36.67'
L3	N 83°40'55" W	121.50'
L4	N 83°40'55" W	162.00'

**CURVE DATA**

CURVE	Δ	RADIUS	LENGTH
"A"	83°34'41"	50.00'	72.94'
"B"	35°25'19"	50.00'	31.78'
"C"	12°04'25"	214.30'	45.16'
"D"	23°33'04"	214.30'	88.02'
"E"	21°04'14"	214.30'	78.81'
"F"	12°13'08"	264.30'	56.37'
"G"	25°40'36"	264.30'	118.45'
"H"	18°47'59"	264.30'	86.72'
"I"	20°28'52"	214.30'	76.61'
"J"	18°37'31"	214.30'	89.86'
"K"	17°35'20"	214.30'	85.79'
"L"	09°12'27"	264.30'	42.47'
"M"	19°18'18"	264.30'	82.95'
"N"	18°25'02"	264.30'	84.92'
"O"	09°45'52"	264.30'	45.04'
"P"	67°00'00"	50.00'	52.36'

**CURVE DATA**

CURVE	Δ	RADIUS	LENGTH
"A1"	120°00'00"	50.00'	104.72'

